| 168.0 | 0002 | 0024.A | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 701,700 | / | 701,700 |
| USE VALUE: | 701,700 | / | 701,700 |
| ASSESSED: | 701,700 | / | 701,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 206 | | FLORENCE AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | PARASKAR ABHIMANYU & MANISHA A |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 206 FLORENCE AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MURRAY KENNETH C/ LIFE ESTATE - |
| Owner 2: | MAROTTA JANET E - |
| Street 1: | 206 FLORENCE AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 6,320 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1992 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6320.000 | 275,000 | | 426,700 | 701,700 |
| Total Card | 0.145 | 275,000 | | 426,700 | 701,700 |
| Total Parcel | 0.145 | 275,000 | | 426,700 | 701,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.26 | /Parcel: 352.2

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 111159 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 07/21/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 168.0-0002-0024.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 275,100 | 0 | 6,320. | 426,700 | 701,800 | 701,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 217,400 | 0 | 6,320. | 426,700 | 644,100 | 644,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 226,800 | 0 | 6,320. | 359,700 | 586,500 | 586,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 242,000 | 0 | 6,320. | 329,200 | 571,200 | 571,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 242,000 | 800 | 6,320. | 280,400 | 523,200 | 523,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 236,100 | 800 | 6,320. | 243,800 | 480,700 | 480,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 236,100 | 800 | 6,320. | 225,600 | 462,500 | 462,500 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 236,100 | 800 | 6,320. | 214,600 | 451,500 | 451,500 | | 12/13/2012 |

!12986!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 03:00:08 |

**LAST REV**

| Date | Time |
|---|---|
| 09/20/18 | 18:42:56 |
| danam | |
| 12986 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 111159 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MURRAY KENNETH | 68867-29 | | 2/6/2017 | Estate/Div | 560,000 | No | No | 4 | |
| MURRAY KENNETH | 65711-24 | | 7/10/2015 | Convenience | 1 | No | No | | Kenneth C Murray`s interest only in a life es |
| | 21096-313 | | 4/1/1991 | | 1 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/23/2018 | 1206 | Insulate | 300 | C | | | | |
| 6/29/2018 | 899 | Porch | 5,000 | C | | | | replace cedar deck |
| 11/15/2011 | 1503 | Re-Roof | 5,000 | | | | | |
| 11/15/1993 | 573 | Manual | 2,340 | | | | | REBUILD PORCH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/21/2018 | MEAS&NOTICE | HS | Hanne S |
| 11/10/2008 | Meas/Inspect | 345 | PATRIOT |
| 12/23/1999 | Mailer Sent | | |
| 12/20/1999 | Measured | 264 | PATRIOT |
| 1/1/1982 | | GP | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6320 | | Sq. Ft. | Site | | 0 | 70. | 0.96 | 7 | | | | | | | | | 426,721 | | | | | | 426,700 | |

Total AC/HA: 0.14509 | Total SF/SM: 6320 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 426,721 | Spl Credit | Total: 426,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | TAN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1931 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | 1 - Drywall | 30 | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 5 - Lino/Vinyl | 10 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.17710841 |
| Const Adj.: | 0.97813982 |
| Adj $ / SQ: | 143.922 |
| Other Features: | 66000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 398520 |
| Depreciation: | 123541 |
| Depreciated Total: | 274979 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 5 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

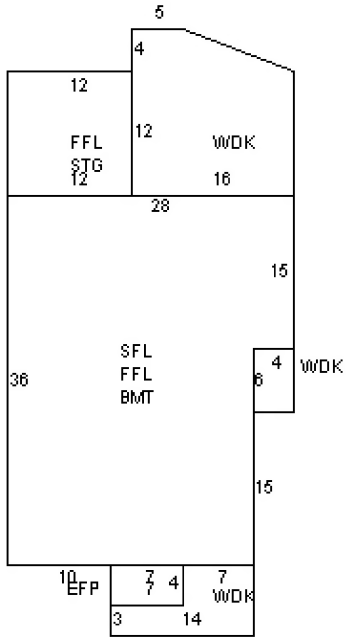
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 10 | 5 | M |
| Totals | | | |
| 1 | 10 | 5 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 143.92 |
| Special Features: | 0 | Val/Su Net: | 80.50 |
| Final Total: | 275000 | Val/Su SzAd | 138.05 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,068 | 143.920 | 153,709 |
| BMT | Basement | 924 | 43.180 | 39,895 |
| SFL | Second Floor | 924 | 143.920 | 132,984 |
| WDK | Deck | 328 | 8.850 | 2,903 |
| STG | Storage | 144 | 7.230 | 1,041 |
| EFP | Enclos Porch | 28 | 71.010 | 1,988 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,416 | | | Total: | 332,520 |
| Size Ad | 1992 | Gross Are | 3416 | FinArea | 1992 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

168.0-0002-0024.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|